

109.0

0006

0023.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

493,100 / 493,100

USE VALUE:

493,100 / 493,100

ASSESSED:

493,100 / 493,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1: HALLOCK CHRISTINE C/TRUSTEE

Owner 2: CHRISTINE C HALLOCK REVOCABLE

Owner 3: TRUST AGREEMENT

Street 1: 3 FURNIVAL RD SUITE 301

Street 2:

Twn/City: NASHUA

St/Prov: NH Cntry: Own Occ: N

Postal: 03064 Type:

PREVIOUS OWNER

Owner 1: HALLOCK CHRISTINE -

Owner 2: -

Street 1: 121 MADISON AVE #1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Vinyl Exterior and 1298 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7097																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	493,100			493,100		196081
							GIS Ref
							GIS Ref
							Insp Date
							08/17/18

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PREVIOUS ASSESSMENT

Parcel ID

109.0-0006-0023.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	485,900	0	.	.	485,900	485,900	Year End Roll	12/18/2019
2019	102	FV	470,700	0	.	.	470,700	470,700	Year End Roll	1/3/2019
2018	102	FV	417,200	0	.	.	417,200	417,200	Year End Roll	12/20/2017
2017	102	FV	381,000	0	.	.	381,000	381,000	Year End Roll	1/3/2017
2016	102	FV	381,000	0	.	.	381,000	381,000	Year End	1/4/2016
2015	102	FV	250,700	0	.	.	250,700	250,700	Year End Roll	12/11/2014
2014	102	FV	239,500	0	.	.	239,500	239,500	Year End Roll	12/16/2013
2013	102	FV	239,500	0	.	.	239,500	239,500		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLOCK CHRISTI	65642-367		6/30/2015	Convenience		No	No		
VAN NUYSBURG	65286-102		4/29/2015		380,000	No	No		
VAN NUYSBURG	40620-67		8/26/2003	Family	162,500	No	No		
PETERSON DAVID	24664-168		6/30/1994		102,500	No	No	Y	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 1994, Building Number 1.																			
Sty Ht: 2 - 2 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall:	%			OthrFix:	Rating:																						
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid				Desc: Line 1		# Units: 1													
Color: YELLOW				A Kits:	Rating:			Level				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir: N - NONE				Fpl: 1	Rating: Good			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: C - Average				CONDOS INFORMATION				Lvl 2																			
Year Blt: 1965	Eff Yr Blt:			Location:				Lvl 1																			
Alt LUC:		Alt %:		Total Units:				Lower																			
Jurisdct:		Fact:	.	Floor:	1 - 1st Floor			Totals				RMs: 4	BRs: 2	Baths: 1	HB: 1												
Const Mod:				% Own:	50.00000000																						
Lump Sum Adj:				Name:	139 - 7097																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL																
Prim Int Wall: 1 - Drywall				Functional:	%	Interior:		1	4	2	2																
Sec Int Wall:	%			Economic:	%	Additions:																					
Partition: T - Typical				Special:	%	Kitchen:																					
Prim Floors: 3 - Hardwood				Override:	%	Baths:																					
Sec Floors:	%			Total:	18.6 %	Plumbing:																					
Bsmnt Flr: 12 - Concrete						Electric:																					
Subfloor:						Heating:																					
Bsmnt Gar:						General:																					
Electric: 3 - Typical						Totals		1	4	2																	
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 1 - Oil																											
Heat Type: 3 - Forced H/W																											
# Heat Sys: 1																											
% Heated: 100		% AC:																									
Solar HW: NO	Central Vac:	NO																									
% Com Wall	% Sprinkled:																										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 109.0-0006-0023.A									
More: N	Total Yard Items:					Total Special Features:								Total:													
IMAGE																											
AssessPro Patriot Properties, Inc																											